



Abbott Close, Easingwold Guide Price £575,000

A beautifully presented and surprisingly spacious detached property built by Linden Homes in 2016. Enjoying an enviable cul-de-sac location, this stylish family home features a study, sitting room, superb dining kitchen, utility room, stunning principal bedroom suite, 3 further bedrooms and a bathroom complemented by a double garage and south facing garden.

*** NO ONWARD CHAIN ***

Inside

A reception hall with storage cupboard and dog leg staircase leads off into a utility room with cloakroom/wc, study and generous sitting room with walk-in bay window and double doors opening out into the delightful rear garden. The stylish and spacious dining kitchen features bi-folding doors out into the garden and a range of contemporary base and wall storage cupboards complemented by integrated appliances (gas hob, eye-level double oven, one being fan assisted, grill, fridge, freezer, dishwasher, washing machine and tumble dryer) and a central island.

The first floor landing leads off into an impressive principal bedroom with dressing room and a en-suite shower room, 3 further bedrooms and a bathroom.

Other features of note include gas fired radiator central heating, double glazing, solar panels which supplement the energy used by the property and the residue of the 10 year structural warranty.

Outside

The front garden is open plan in design and a double width driveway provides parking and access into an integral double garage with both power and light connected (one on the doors is electric).

The beautifully landscaped south facing rear garden offers an idyllic "no lawn mower required" area that features an expansive patio with remote control sun canopy, ornate shrub borders, 2 fabulous remote controlled water features complemented by remote control feature lighting, an additional seating area and a further area of low maintenance garden to the side.

Services

We have been advised by the vendor that all main services are connected to the property.

Energy Efficiency

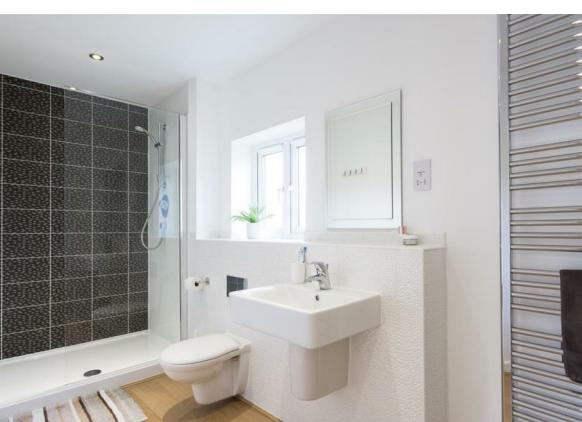
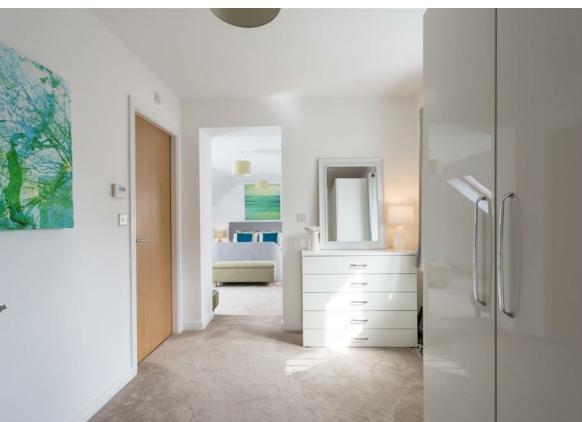
This property's current energy rating is B (90) and has the potential to be improved to an EPC of B (91).

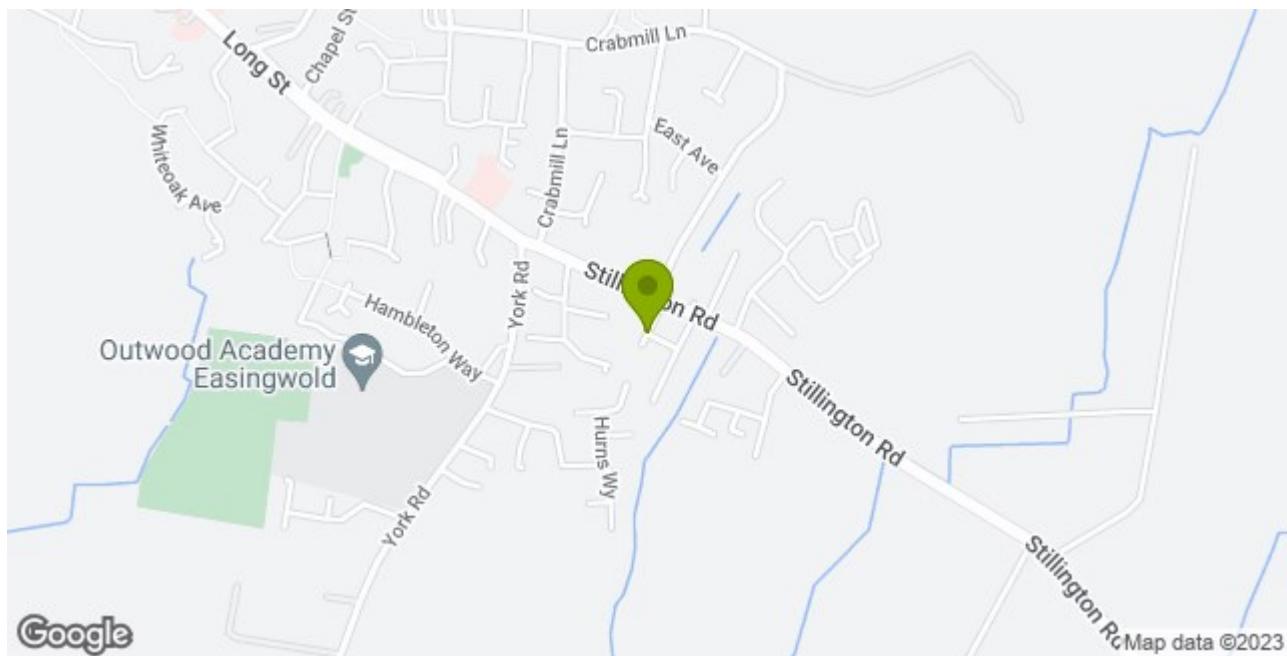
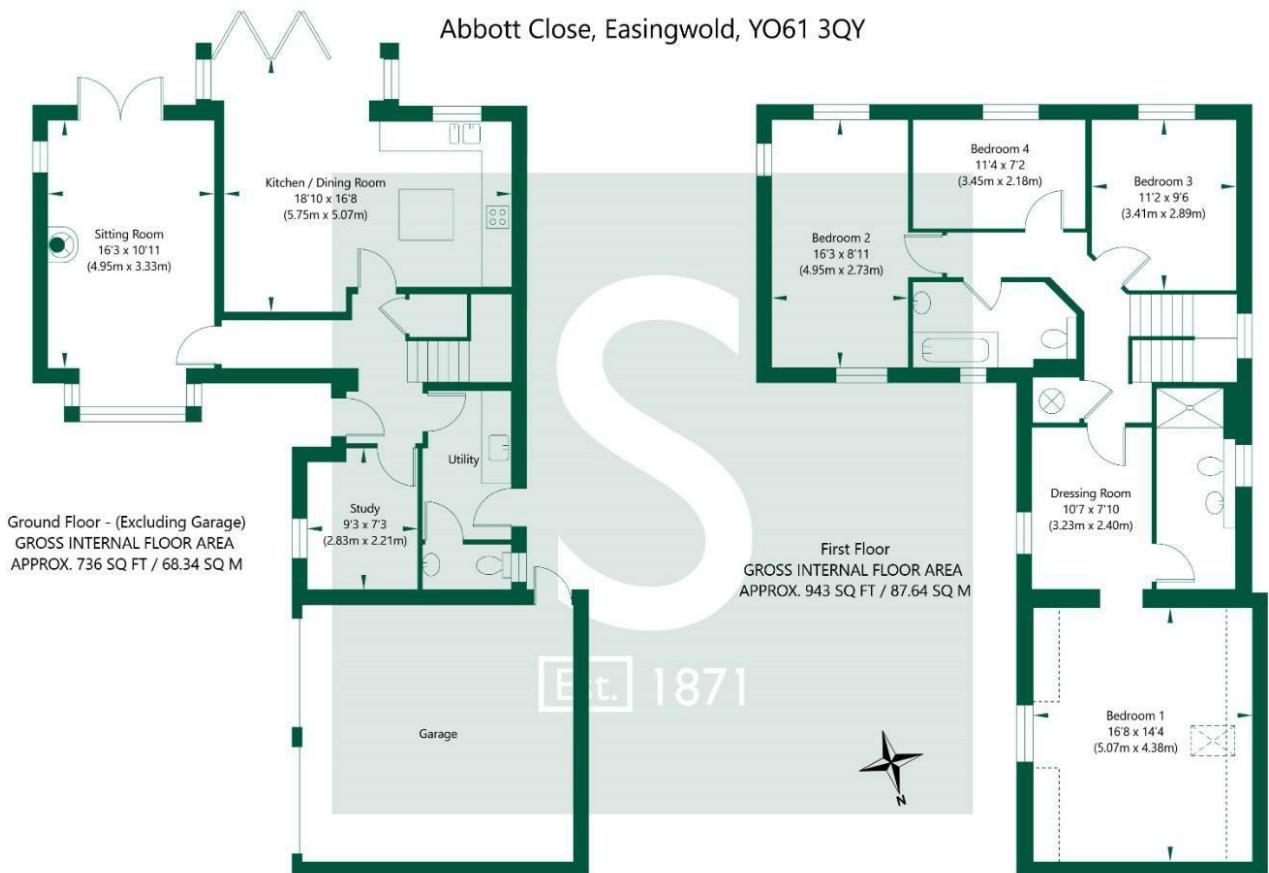
Council tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is Y061 3QY.

Tenure

We have been informed by the vendor that the property is freehold.





Stephensons

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Boroughbridge	01423 324324
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York Auction Centre	01904 489731
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Partners

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I E Reynolds BSc (Est Man) FRICS
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N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

